

VICINITY MAP LEGEND

SDE	STORM DRAINAGE EASEMENT
R/W	RIGHT OF WAY
SS	SANITARY SEWER
MBL	MINIMUM BUILDING LINE
STE	SIGHT TRIANGLE ESM'T
RY	REAR YARD
COS	COMMON OPEN SPACE
	LOT LINE/PROPERTY LINE
	RIGHT-OF-WAY LINE
	CURB/PAVEMENT LINE
	ZONING MBL/YARD LINE
	STORMSEWER EASEMENT LINE
	SIGHT EASEMENT LINE
	WATERLINE
	SANITARY SEWER
●	IRON SET
○	END OF LINE MARKER

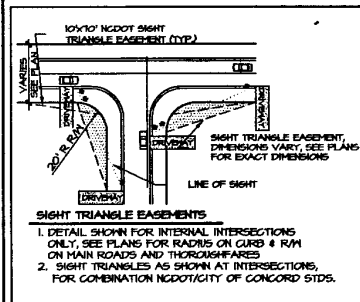
Control Corner KD

LINE	LENGTH	BEARING
L-1	2.8'	N 08°31' E
L-2	3.04'	N 08°31' E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-175	25.00	39.12	24.85	35.25	N87°04'33"W	89°39'37"
C-176	25.00	39.42	25.15	35.46	N02°55'29"E	90°20'23"
C-177	725.00	470.57	243.91	462.35	N6°05'07"W	37°18'18"
C-178	25.00	37.86	23.63	34.34	S57°10'55"W	86°46'09"
C-179	25.00	36.55	22.42	33.38	N40°44'33"W	83°45'51"
C-21	775.00	546.18	284.99	534.95	N67°26'05"W	40°22'45"
C-637	1025.00	135.50	69.36	136.40	N02°20'10"E	7°44'31"
C-638	25.00	40.10	25.85	35.94	S87°25'13"W	95°41'37"
C-639	25.00	3.22	1.61	3.22	N04°49'47"E	72°2'49"
C-640	350.00	13.79	6.90	13.79	S07°23'27"W	2°5'28"
C-641	350.00	38.43	19.23	38.41	S03°10'59"W	61°7'28"
C-642	350.00	27.16	13.59	27.16	S02°26'09"E	4°26'49"
C-643	300.00	24.74	12.38	24.73	S02°06'49"E	4°43'30"
C-644	300.00	38.36	19.21	38.34	S03°54'44"W	7°9'37"
C-645	300.00	4.94	2.47	4.94	S08°02'52"W	0°56'38"
C-646	25.00	2.30	1.15	2.30	S10°09'31"W	5°16'39"
C-647	25.00	39.12	24.85	35.25	S87°04'31"E	89°39'37"
C-648	610.00	36.92	18.47	36.91	N43°58'44"W	3°28'04"
C-649	610.00	38.39	19.20	38.38	N47°30'57"W	3°36'20"
C-650	610.00	38.17	19.09	38.16	N5°06'39"W	3°35'05"
C-651	610.00	13.52	6.76	13.52	N63°32'17"W	16°10'10"
C-652	610.00	3.87	1.94	3.87	N54°21'17"W	0°21'49"
C-653	20.00	31.42	20.00	28.28	S09°32'12"E	90°00'00"
C-654	20.00	18.37	9.89	17.73	S67°46'52"W	52°38'08"
C-655	20.00	13.04	6.76	12.81	N73°18'08"W	37°21'52"
C-656	570.00	20.34	10.17	20.34	N53°30'51"W	2°02'40"
C-657	570.00	38.41	19.21	38.41	N50°33'41"W	3°51'40"
C-658	570.00	38.27	19.14	38.27	N46°42'26"W	3°50'50"
C-659	570.00	25.25	12.63	25.25	N43°30'52"W	2°32'19"
C-660	25.00	34.35	20.51	31.71	N02°52'43"W	78°43'59"
C-661	25.00	5.06	2.54	5.06	N42°17'28"E	1°36'23"
C-662	20.00	31.42	20.00	28.28	S66°54'20"E	90°00'00"
C-663	20.00	31.42	20.00	28.28	S03°05'40"W	90°00'00"
C-664	25.00	5.48	2.75	5.47	S54°22'13"W	12°33'06"

SIGHT TRIANGLE EASEMENT DETAIL

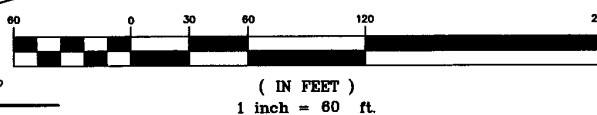


KENNEY DESIGN GROUP, PA

1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@VNET.NET

2. 3/16/2004 REVISED PER CITY OF CONCORD
1. 3/5/2004 REVISED PER CITY OF CONCORD
REVISION SUMMARY

GRAPHIC SCALE

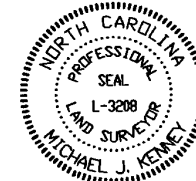


OFFICE REGISTER OF DEEDS CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE
12th DAY OF April 2004
AT 10:00 O'CLOCK A.M.
AND REGISTERED IN THE OFFICE OF
THE REGISTER OF DEEDS, CABARRUS
COUNTY, NORTH CAROLINA BOOK 04
PAGE 111
LINDA P. ABRAHAM, REGISTER OF DEEDS
BY [Signature] ASSISTANT/DEPUTY

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN
AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION
OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN
OF SUBDIVISION WITH MY FREE CONSENT TO ESTABLISH BUILDING
SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS,
PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY
INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS
UNTIL ACCEPTED BY THE CITY OF CONCORD OR FLUTTER THAT
I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE
OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR
COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED
BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS,
WHICHEVER OCCURS LATER.

4/16/04 R.J. Moss Farms By James Higgins, Jr. AIF
DATE
BY FARBAR GEORGE, JR. ESQ. GRANTED POWER OF ATTORNEY FOR
J.L. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41



Street Blade:

[1] 1320 Anastasi St NW at
9400 McLaren Ct NW

[2] 1320 Watson Mills St NW
at
9420 McLaren Ct NW

[3] 1400 Anastasi St NW at

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL J. KENNEY, CERTIFY THAT THIS PLAN WAS DRAWN UNDER
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION (DEED DESCRIPTION RECORDED IN BK 4842 PG 41)
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED
AS DRAWN FROM INFORMATION FOUND IN BK 4842 PG 41
THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN
LINES PLOTTED FROM INFORMATION FOUND IN BK 4842 PG 41
THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10000, THAT THIS
PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED,
THAT THIS PLAN IS OF A SURVEY OF A COUNTY OR MUNICIPALITY THAT HAS AN
ORDINANCE THAT REGULATES PARCELS OF LAND.
WITNESS MY ORIGINAL SIGNATURE, REG. NO. AND SEAL THIS
3RD DAY OF MARCH, AD 2004

PROFESSIONAL LAND SURVEYOR - L3208

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION
REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS
BEEN APPROVED BY THE CONCORD CITY COUNCIL OR THEIR DESIGNATED
REVIEW COMMITTEE SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS
COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

4-8-04 [Signature] [Signature]
DATE OF DEVELOPMENT SERVICES
4/14/04 [Signature] [Signature]
DATE CITY ATTORNEY
PLAT REVIEW OFFICERS CERTIFICATE
(as required by G.S. 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, David Whitley, REVIEW OFFICER OF CABARRUS COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH
CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT
CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL
LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.

4-12-2004

DATE REVIEW OFFICER

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM
APPROVAL AND OTHER IMPROVEMENTS
I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER
AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED
AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE
MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD
AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK
SUBDIVISION.

4/2/04 [Signature]
DATE DR. OF ENGINEERING

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE MEADOWS AT
MOSS CREEK VILLAGE MAP 1 (PHASE 2A) HAVE BEEN PAID,
OR THAT THE FEES ARE NOT APPLICABLE.

4/8/04 [Signature]
DATE FINANCE DIRECTOR

NOTES

- A 20' RADIUS IS DEDICATED AT ALL STREET INTERSECTIONS
A 25' RADIUS IS DEDICATED AT THE INTERSECTION OF 50' RADIUS
CUL-DE-SAC RIGHT-OF-WAY LINES AND STREET R/W LINES
- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE
NOTED. CM INDICATES A CONC. CONTROL MONUMENT
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD.
NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION
BY KENNEY DESIGN GROUP, PA
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300
EFFECTIVE DATE: 1/2/94.
- TAX PARCEL NOS. 46818-741
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194
DB 104 PG 176, DB 232 PG 28
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE
COMPANY DB 24 PG 97, DUKES POWER COMPANY DB 155
PG 577, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- PUBLIC WATER SUPPLY PROVIDED BY THE CITY OF CONCORD.
SANTARY SEWER SHALL BE DISCHARGED TO THE CITY
OF CONCORD SANTARY SEWER COLLECTION SYSTEM.
- OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNERS
ASSOCIATION DEVELOPER OR HIS ASSIGNS.
- ACTIVE OPEN SPACE - (UO#442560X2000) - \$88,522.00
MINIMUM FINANCIAL INVESTMENT FOR ACTIVE OPEN SPACE
(NOTES - PER 653.64 THE ACTUAL CONTRIBUTION SHALL BE
DETERMINED BY THE TAX VALUE OF THE PARCEL AT THE TIME OF
FINAL PLAT APPROVAL IS GRANTED.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE
LOT LINES, OR CORRESPONDING CHANNEL/PPE. ALL OTHER
BRGS & DIST ARE BASED ON CL OF ESM'T.
- ALL AREAS CALCULATED BY COORDINATE METHOD.
- ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
- PROPERTY IS LOCATED WITHIN 2000' OF NGS MON.

FINAL PLAT MOSS CREEK VILLAGE (Ph. 2a)

The Commons at Moss Creek Map 1
City of Concord, Township 3, Cabarrus Co., North Carolina
OWNER: J & B Development & Management, Inc./RJ Moss Farms
91779 Davidson Highway
Concord, NC 28227

Scale: 1" = 60' Drawn By: MJK
Date: 1/30/2004 Job No.: 4399